

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

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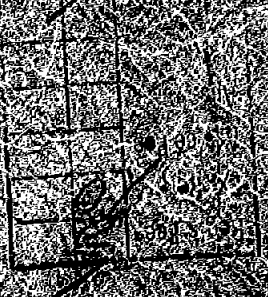
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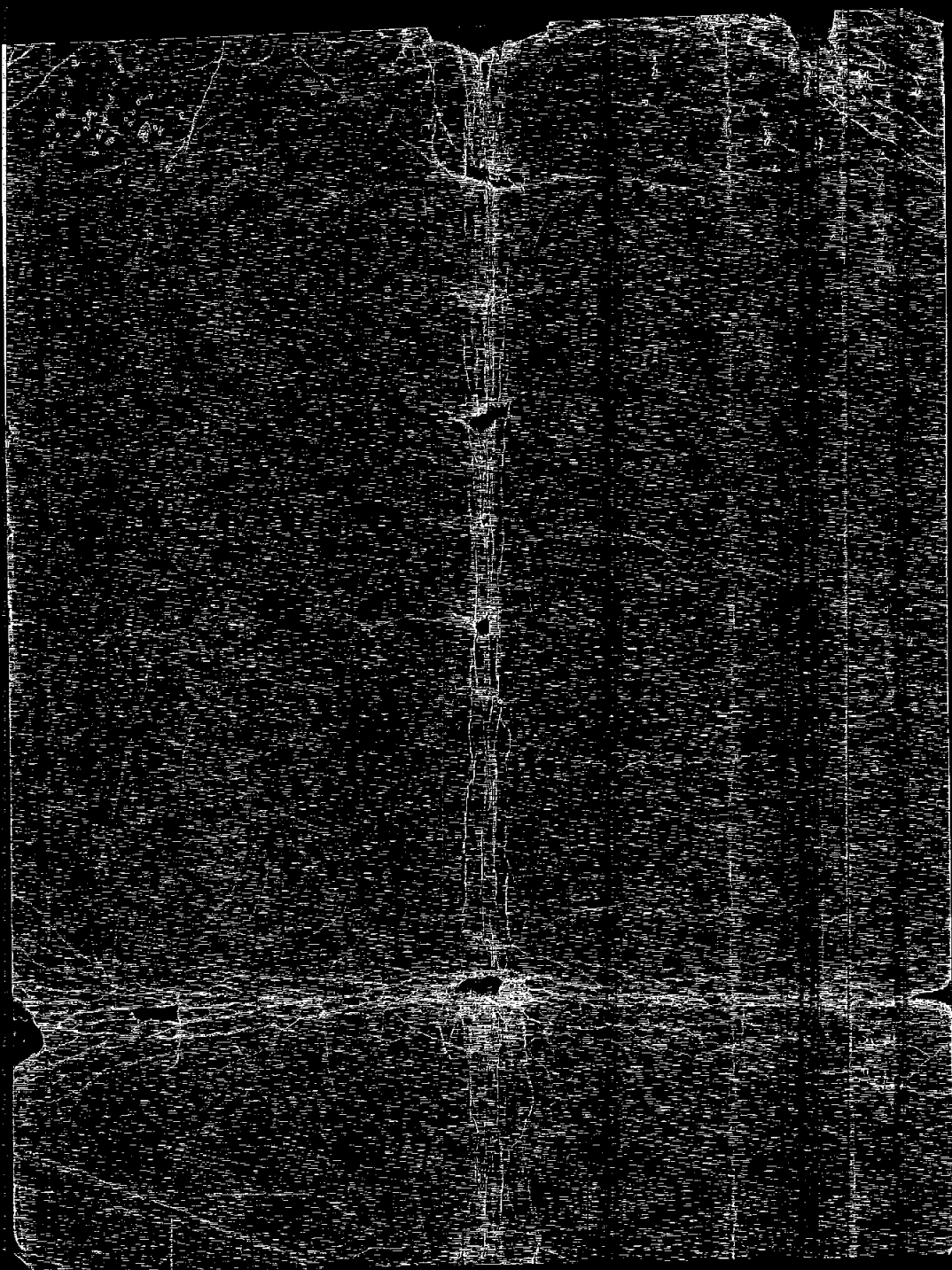
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CAVEAT

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TO:

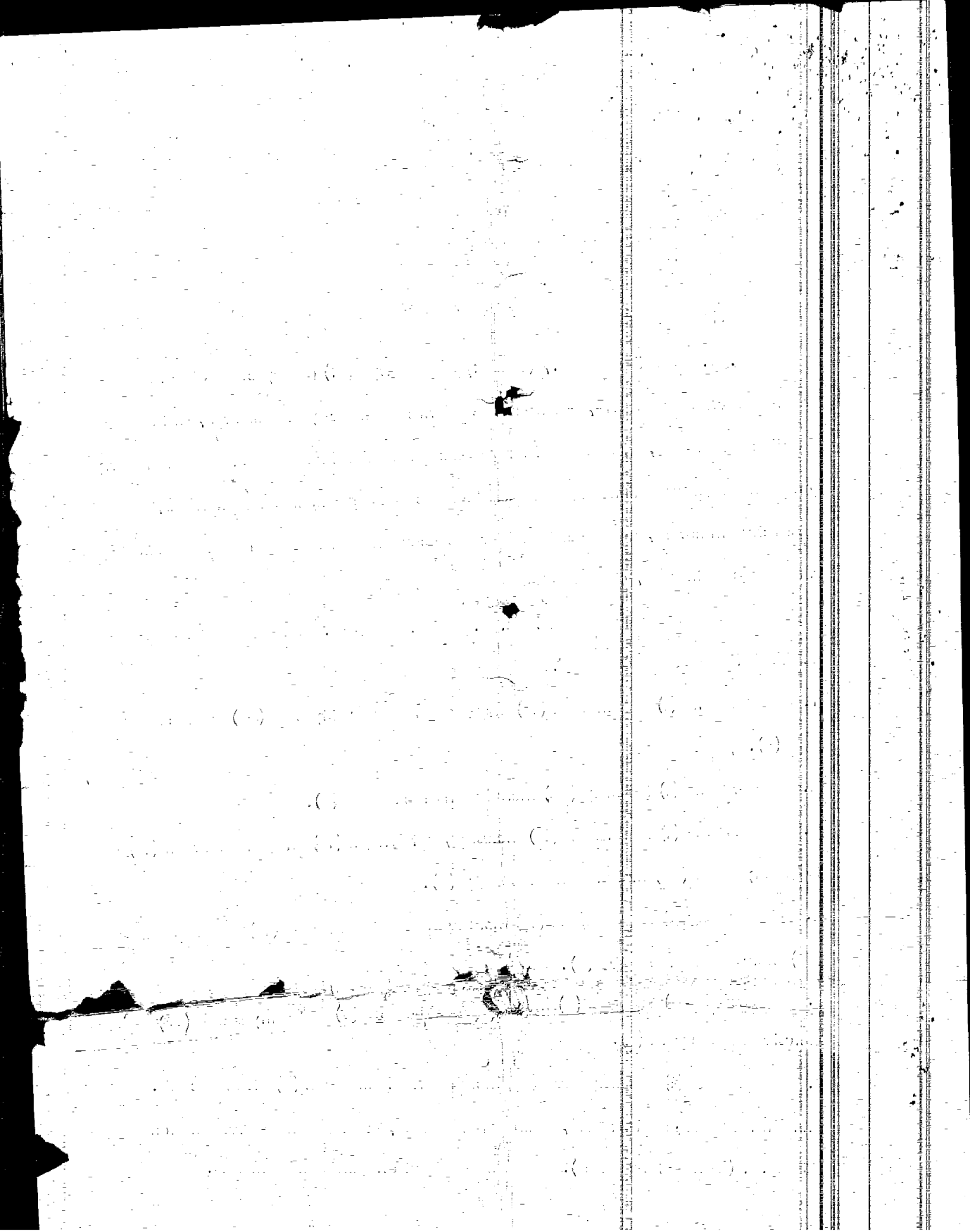
THE REGISTRAR
OF THE NORTH ALBERTA
LAND REGISTRATION DISTRICT
LAND TITLES OFFICE
EDMONTON, ALBERTA.

TAKE NOTICE THAT:-

R. H. HOLDINGS LTD., (formerly Ross Realty Ltd.) a body corporate in and for the Province of Alberta, having its Head Office at the city of Edmonton, in the Province of Alberta, being the registered owners of the hereinafter described real property and being desirous of annexing to the said lands certain covenants and conditions, restrictive in nature, in respect to the use and occupation of the said lots and premises to be erected thereon, and otherwise:

NOW THEREFORE THE SAID R. H. HOLDINGS LTD. ANNEXES TO THE FOLLOWING LANDS, NAMELY:-

1. Lots One (1) to Nineteen (19) inclusive and Lot Twenty-Two (22) in Block Two (2). 132 ✓
 2. Lots One (1) to Thirty (30) inclusive in Block Three (3). 133 ✓
 3. Lots One (1) to Thirteen (13) inclusive, Lot Fifteen (15) and Lots Eighteen (18) to Twenty-Eight (28) inclusive in Block Four (4). 134 ✓
 4. Lots One (1) to ~~Seventeen~~ ^{Sixteen 16} inclusive and Lots Nineteen (19) to Thirty-Three (33) inclusive in Block Five (5). 135 ✓
 5. Lots One (1) to Seven (7) inclusive and Lots Nine (9) to Twenty-Three (23) inclusive in Block Six (6). 136 ✓
 6. Lots One (1) to Thirty-Five (35) inclusive in Block Seven (7) all at Lac Ste. Anne in the Province of Alberta, Dominion of Canada, as shown on Subdivision Plan 7236 K.S. (Yellowstone Beach). Reserving Thereout all Mines and Minerals. 137 ✓
- R.H.*



all being lands described in Certificate of Title Numbers

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THE FOLLOWING CONDITIONS AND COVENANTS TO RUN WITH THE SAID LANDS, NAMELY:-

1. Only one private dwelling house together with one structure housing toilet facilities, one permanent type bunk house with sleeping facilities only and one other building comprising a garage or tool shed or both may be erected on any lot of the afore-said registered plan of survey;

2. All dwelling houses on lots adjacent to the lake-front shall be constructed to a minimum area of six hundred (600) square feet; all other dwelling houses not so adjacent to the lake-front shall be constructed to a minimum area of three hundred and fifty (350) square feet;

3. All buildings constructed on any one lot shall be of a like exterior finish and the following exterior finishes shall not be used, to wit;

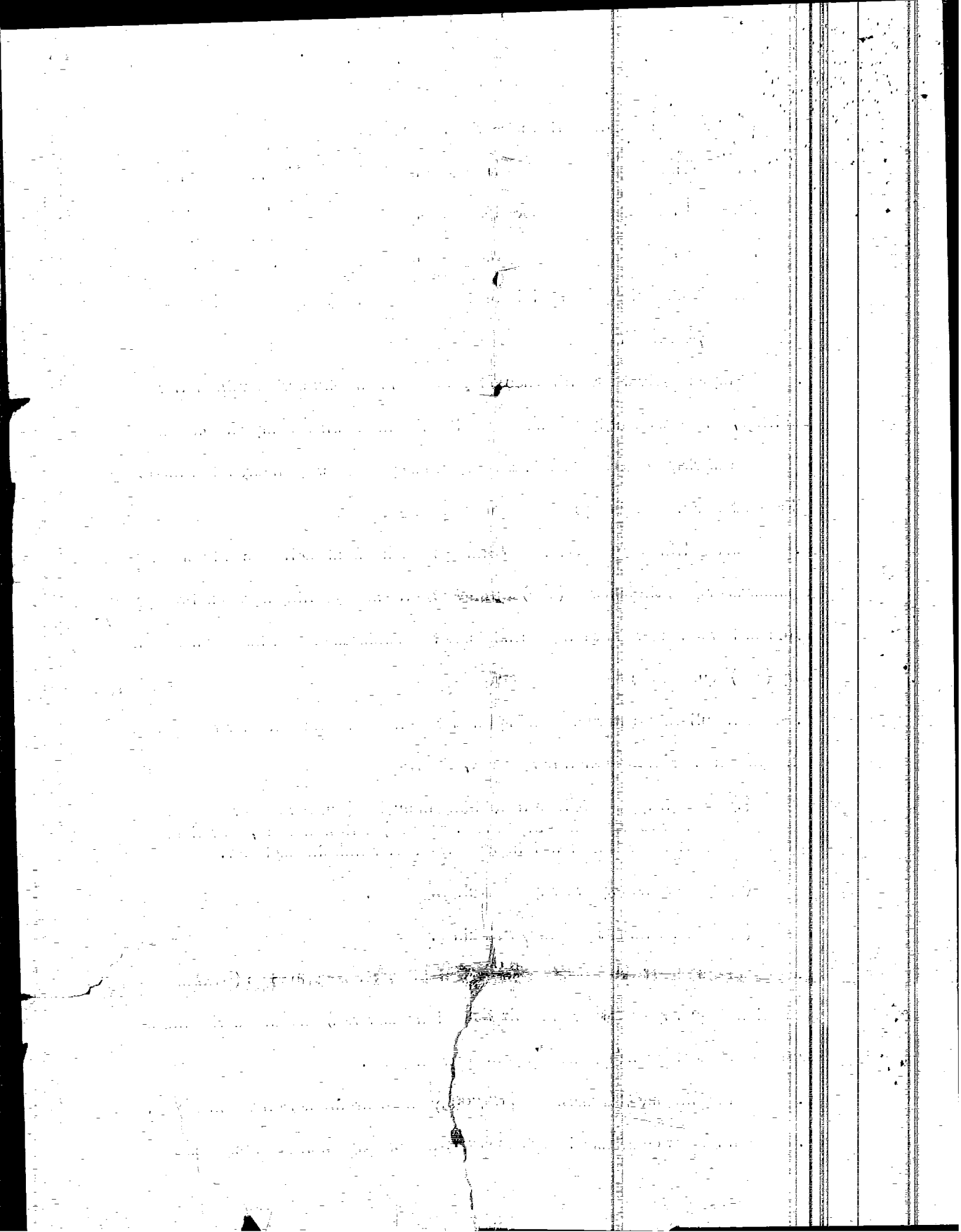
- (1) Roll type asphalt wall sheathing including (but not so as to restrict the generality of the foregoing) imitation brick, imitation stone or imitation siding asphalt exterior finishing material.
- (2) Tar and any other type of building paper.
- (3) Aluminium sheathing of all kinds.

4. All exterior finishes shall be ~~stained, oiled or stuccoes~~ stained, oiled or stuccoes (with the exception of quality asbestos or other lifetime siding material) and all exterior finishes must be reasonable well kept and maintained at all times.

5. All roofing materials must be of a quality and conventional all weather type.

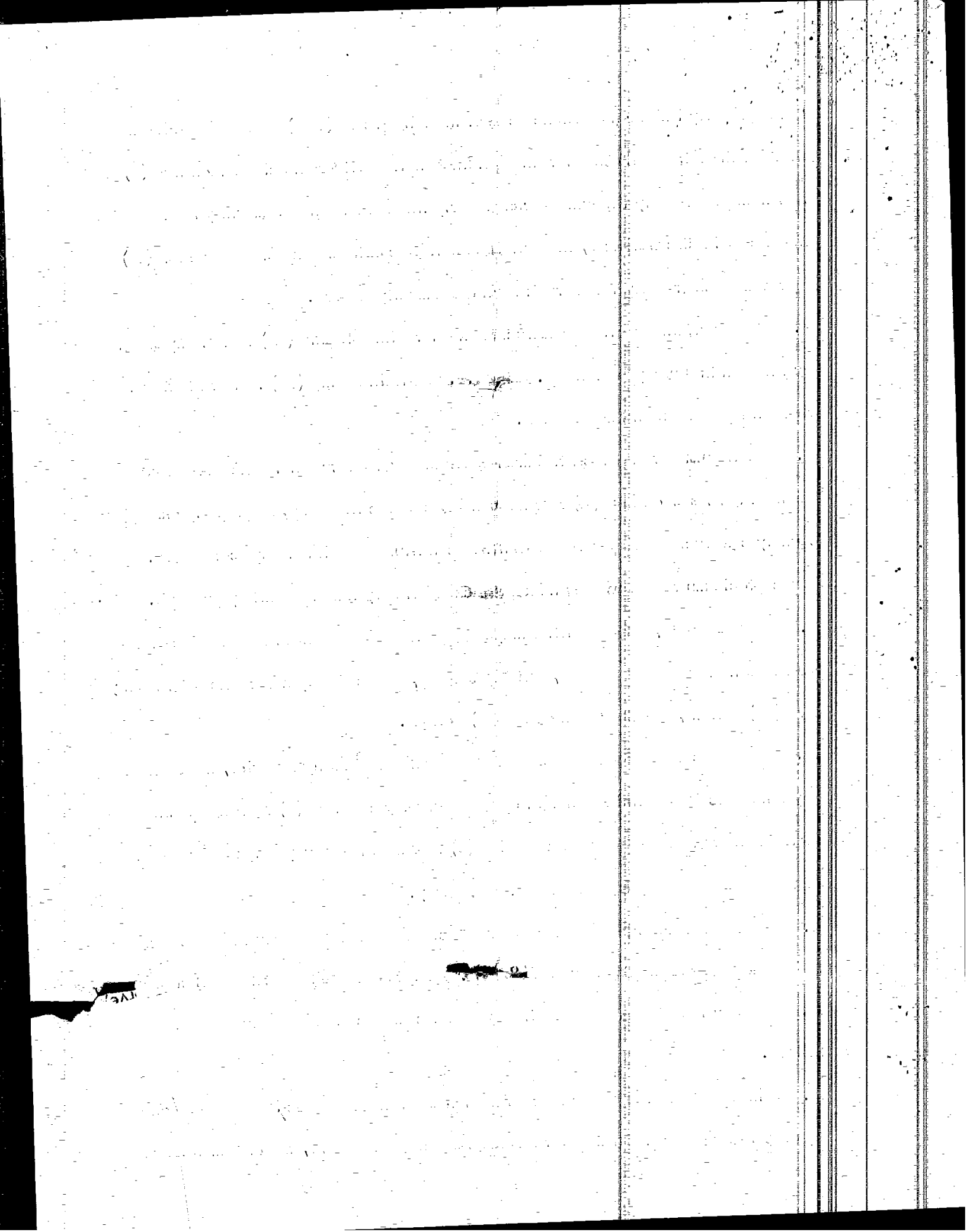
6. On lots of a uniform width throughout, no buildings shall be erected closer

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to the property line than a distance comprising ten percent (10%) of the said uniform width of the lot; on all other lots the buildings shall be situate no closer than five (5) feet from the property line unless such property line borders on a community reserve in which said circumstances, the buildings shall be constructed no closer than ten (10) feet from each property line bordering on a community reserve.

7. No buildings shall be constructed on a lot within twenty (20) feet of any street outlined on the surveyed plan No. 7236 K.S. or within twenty (20) feet of the traverse shore-line as shown on the said plan.
8. All outside toilet facilities must be situate over a refuse hole excavated to a depth of not less than four (4) feet throughout; such facilities must be properly and soundly constructed and covered so as not to constitute a health or physical hazard. A receptacle must be provided and kept stocked with dry lime for sanitary purposes.
9. No garbage, refuse or litter may be deposited on residential lots and each lot owner shall provide a refuse can, suitably located, of a capacity not in excess of twenty-five (25) gallons, and not less than ten (10) gallons.
10. No fences may be constructed of barbed wire or a similar material, nor shall any fence exceed the finished height above ground level of five (5) feet; no fencing shall extend further than a distance of five (5) feet from the surveyed lake traverse as indicated on the aforesaid registered plan of survey.
11. Lot owners must provide access for vehicles to their lots and must not obstruct the drainage of the streets or avenues ~~shown~~ ^{indicated} on the aforesaid registered plan of survey.
12. No buildings or premises shall be used for commercial or other purposes allied thereto.
13. In the event of re-subdivision of the lands hereintofore described whereby an equal or lesser or greater number of lots is formed than at present, the aforementioned



conditions shall apply to the lots of such re-subdivision.

The within shall not restrict the Company from selling any of its adjacent lands not herein described for purposes other than set out herein or for making such use of its adjacent property, not herein described as it may see fit so to do.

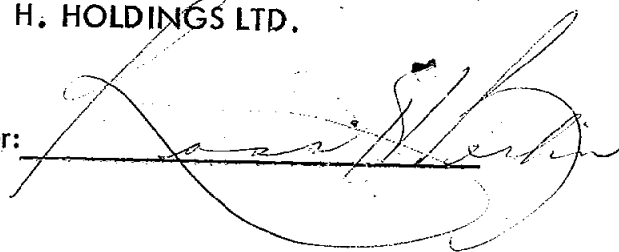
THE COMPANY FORBIDS the registration of any person as transferee or owner of or any instrument affecting the said lands, estate or interest unless such instrument be expressed subject to its claim and the conditions and covenants hereby annexed to the aforementioned lands.

The Company appoints Brower Johnson Spevakow & Cooke, Barristers and Solicitors, North-West Trust Building, Edmonton, Alberta, its successors and assigns as the Place at which notice of proceedings relating hereto may be served.

WITNESS the hand and seal of the Company through its duly appoint officer in that behalf this 28th day of December, A.D. 1959.

R. H. HOLDINGS LTD.

Per: _____



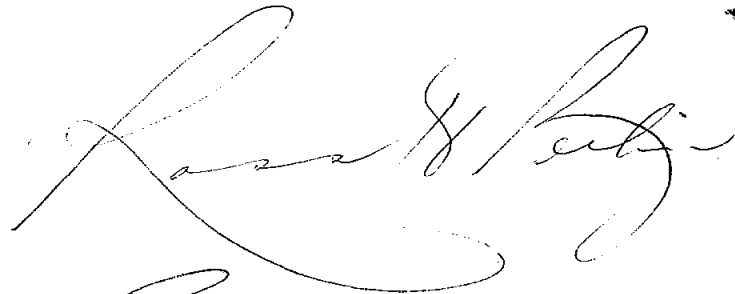


CANADA)
PROVINCE OF ALBERTA)
TO WIT:)

I, ROSS H. BERLIN, of the city of Edmonton, in the Province of Alberta,
Manager, MAKE OATH AND SAY:

1. That I am agent for the above-named caveator.
2. That I believe that the said caveator has a good and valid claim upon the said lands and I say that this caveat is not being filed for the purposes of delaying or embarrassing any person interested therein or proposing to deal therewith.

SWORN before me at the city of)
Edmonton, in the Province of)
Alberta, this 28th day of)
December, A.D. 1959.



.....
A Commissioner for Oaths in and for the Province
of Alberta

